

Single Family Design Guidelines Update/ Neighborhood Preservation Ordinance Update

ISSUE PAPER D Follow-Up Discussion

December 2, 2004

Floor to Lot Area Ratio Options

The purpose of this issue paper is to facilitate further discussion of a set of narrowed options on the concept of Floor to Lot Area Ratio (FAR) regulation use for the City of Santa Barbara. Some discussion of FAR's occurred at the Sept. 10th (night meeting), 17th, and 24th Steering Committee meetings and at a night workshop on September 8th. At these meetings, the Steering Committee and community discussed a broad range of options regarding the topic. Numerous written and verbal public comments were received and considered by the Steering Committee during the September discussions, a listing of commenting organizations and individuals is in Attachment A. This paper has a narrowed focus and includes more details regarding a few options in which the Steering Committee indicated interest. This topic will be revisited in Spring 2005 as part of review of the Draft Updated Single Family Design Guidelines and again when the Architectural Board of Review (ABR), Historic Landmarks Commission (HLC), Planning Commission (PC), and City Council (CC) consider the topic. In summary, this issue paper:

- Provides further detail regarding a narrowed set of options for adoption of Floor to Lot Area Ratio (FAR) as a tool to help achieve neighborhood compatibility.
- Considers a "City-wide standard" on house size for all proposed projects, including those projects for which Architectural Board of Review (ABR) review is not required.
- Flags option topics where further discussion is needed in upcoming issue papers.

This issue paper does **not** suggest detailed discussion of the following topics at this time. The topics will be further discussed as part of upcoming issue papers and the Draft Updated Design Guidelines:

- FAR's for lots over 14,000 square feet
- Hillside Issues Discussion, ex. FAR's graduated by slope
- Application Routing and Trigger Mechanisms, including detailed discussion of specific appropriate review or findings to determine a project may have an FAR beyond a "recommended FAR"
- Fine-tuning of calculation methods other than further consideration of garage exclusions

Introduction

The purpose of providing more detailed FAR options now is to allow time for all interested parties to carefully consider the FAR standard as it is crafted. Staff is aware of the level of interest involved with the FAR debate. Sufficient time to review the proposed FAR standards is important so community wide input is received. Staff expects the FAR standards to be examined and checked for suitability. The FAR standards are intended to prevent larger homes on smaller lots. The FAR tables have also been created with the intention of providing reasonably-sized homes.

The importance of FAR limits is that they could control and prevent larger inappropriate development proposals from even being submitted. A maximum size limit can assist the ABR by providing a mechanism for applicants to propose reasonably sized homes.

It is important that FAR limits not be considered as an entitlement by homeowners seeking project approval, but rather as a guide to consider a certain range of home sizes at the initial submittal stage. Additional sketches and guidelines are also needed as a design companion tool to guide applicants on the preferred form and massing of residences. FAR regulations alone will not ensure compatible design. The Steering Committee's work on improving the Single Family Residence Design Guidelines will be a key companion to any establishment of home size limitations.

Review

In response to strong public interest, the City of Santa Barbara is working with the community to update the City's Single Family Design Guidelines and regulations that govern how single family homes are developed. The update involves revisions to the Neighborhood Preservation Ordinance (NPO). This Issue Paper is part of a series of issue papers being reviewed by a Steering Committee comprised of representatives from the Allied Neighborhood Association, City Council, Planning Commission, Architectural Board of Review, and the Historic Landmarks Commission. The reader may wish to refer to the other seven issue papers, which provide useful background regarding various definitions and methods involved with single family residential project review. It is strongly recommended that the reader review **Issue Paper D Parts I and II and Meeting #9 and #10 Notes as background before reading this issue paper.**

Floor to Lot Area Ratio (FAR) regulations are intended to help create uniformity and prevent sudden or dramatic changes in neighborhoods with similar lot sizes by limiting the size of homes relative to their lots. FAR's can give general guidance toward reasonable lot build-out according to lot size. Many communities have implemented FAR's to better control size, bulk and scale of development.

Floor to Lot Area Ratios

Floor to Lot Area Ratios (FAR's) may be used to measure and limit a structure's actual and apparent volume compared to other homes. Jurisdictions generally define FAR as the gross square footage of a structure (or structures) divided by the total lot area, which often excludes road easements and utility rights-of-way. The City of Santa Barbara Municipal Code defines "floor area ratio" as:

"The area expressed as the ratio of floor area to total square footage of a parcel." (28.87.300.B5)

Applicants seeking Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC) approval are required to provide the proposed project's floor area ratio when filling out the Design Review Project Statistics Form. Currently, the administrative practice is to use net square footage and lot area calculations. Net square footage does not include exterior wall

thickness. Net lot area does not include public right-of-way easements. Covered parking is currently included in the square footage calculations for FAR.

In the City of Santa Barbara, Staff sometimes refers to FAR's when analyzing a proposed project's neighborhood compatibility, but there is no maximum allowed ratio for single-family homes. The Neighborhood Preservation Ordinance requires two-story homes greater than 2,500 square feet or an FAR of 0.35 or larger referral to the Architectural Board of Review depending on the presence of miscellaneous design criteria (listed on page 14).

During the 1992 NPO Update discussions, the City rejected using a single FAR maximum as being too simplistically restrictive. During the discussions, it was agreed that consideration of different FARs for different lot sizes would be more appropriate than a single FAR. Staff is revisiting the issue due to new community interest and as a possible tool to assist the ABR and HLC in neighborhood compatibility determinations.

During Meeting #11, on October 11th, when "Floor to Lot Area Ratio (FAR) Calculation Considerations" was discussed, the Steering Committee made the following recommendations regarding how square footage should be calculated for the purpose of FAR neighborhood compatibility determinations. Below are initially agreed upon set of definitions and calculation considerations. The focus of the Steering Committee's discussion of this issue paper in 2004 is not on refining these calculation terms and methods. Rather, further refinement of the calculation methods is expected during review of the Draft Single Family Design Guidelines. One Staff recommendation regarding calculation consideration of covered parking, e.g. garages, however, is included in this issue paper because it could basically change the nature of FAR tables.

Attic: The area located above the ceiling of the top story and below the roof and not usable as habitable or commercial space.

Court: A defined uncovered space, bounded by walls over three and a half feet in height **for more than 75% of the perimeter of the space¹**.

Court, Interior: A court, outside of required yard setbacks, bounded on three or more sides by the walls of a building or buildings.

Court, Exterior: A court outside of required yard setbacks, bounded on less than three sides by the exterior walls of a building.

Covered: Sheltered by a structure above such that less than 50% of the horizontal surface of the structure is open to permit the transmission of light and air.

Enclosed: A space fully surrounded by solid exterior walls, pierced only by windows and customary entrance and exit doors.

Lot Area, Net: The total area of a parcel, excluding recorded public right-of-way easements.

The Steering Committee chose to use gross square footage in the calculation of FAR, since it constitutes what is visible more effectively than net square footage. This approach is consistent

¹ This item was discussed, but the conclusion was not clear, and will be discussed again as part of the Draft Updated Single Family Design Guidelines review and/or Hillside Issue paper.

with many jurisdictions' practices, including Carpinteria, Goleta, Los Altos, Malibu, Moraga, Pacific Grove, Palo Alto, Pasadena, Redondo Beach, Rohnert Park, San Dimas, Saratoga and Sunnyvale. Following are listings of what the Steering Committee recommends including in net and gross square footage calculations.

Net Floor Area: The area within the surrounding exterior walls of a building,
including:

- ♦ each floor a stairway and/or elevator shaft(s) occupies.
- ♦ areas of attics, cellars and basements that exceed a grade-to-ceiling height of five (5) feet

excluding:

- ♦ area occupied by exterior walls
- ♦ area or structures used exclusively for parking
- ♦ courts
- ♦ decks, balconies, patios and porches
- ♦ attics, cellars and basements that do not exceed a grade-to-ceiling height of five (5) feet

Gross Floor Area: The area inside and including exterior walls of a building,
including:

- ♦ area occupied by exterior walls
- ♦ interior courts
- ♦ exterior courts in the front yard*²
- ♦ upper-story, covered: loggias, balconies, decks and patios
- ♦ each floor a stairway and/or elevator shaft(s) occupies
- ♦ areas of attics, cellars and basements that exceed a grade-to-ceiling height of five (5) feet.

excluding:

- ♦ 400 square feet of area used exclusively for covered parking
- ♦ uncovered, unenclosed: balconies and decks
- ♦ unenclosed first floor covered or uncovered decks, patios or porches,
- ♦ areas of attics, cellars and basements that do not exceed a grade-to-ceiling height of five (5) feet.

Calculation methods for the following items to be included in gross floor area square footage, were discussed, especially in terms of how the items contribute to the apparent volume of the structures on a lot, are noted below. Conclusions as to how to count various building items for the purpose of FAR calculations follow.

² This item was discussed, but the conclusion was not clear, will be discussed again as part of the Draft Updated Single Family Design Guidelines review and Hillside Issue paper.

Covered Parking: Do not include the first 400 square feet of covered parking, but include any covered parking beyond 400 square feet.

Accessory Structures: Include all accessory structures over five feet in height, covered, except for structures that do not require a building permit, such as some types of sheds less than 120 square feet (see attached Building and Safety Division handout).

Attics: Include as floor area only portions of attics where there is a floor and floor to ceiling height exceeds 5 feet.

Basements and Cellars: Include the floor area for only the portions of basements and cellars where the height above grade exceeds 5 feet.

Loggias, Balconies, Decks, Patios, and Porches: Exclude first-story patios and porches, whether covered or uncovered. Include upper-story, covered: loggias, balconies, decks, and patios.

Courtyards: Include interior courtyards, except the first 250 square feet of the courtyard. Include only exterior courtyards in the front yard where one of the walls of the courtyard is parallel to the street and the majority of that wall is over three and a half feet (42 inches) tall.

Stairs: Support Option #2: Count the floor area of each run of stairs (or elevator shaft) for each floor the stairs (or elevator shaft) occupy.

Volume Considerations: Double floor area for areas where ceiling height exceeds 15 feet.

Covered Parking Exclusion Further Consideration

Staff Recommendation: Staff recommends the Steering Committee further considers how much covered parking, e.g. garage, square footage to exclude from FAR calculations. The Steering Committee initially recommended excluding the first 400 square feet of garage space from garage calculations. 400 square feet is the minimum required amount of garage space for all lots (M.C. 28.87.160). The maximum amount of garage space allowed for lots under 15,000 square feet is 400 square feet. Zoning administration Staff has raised a concern that it would be easier for Staff to calculate FAR's on proposed applications if 500 square feet of garage is included rather than 400 square feet, since in this way Staff could then routinely exclude most garages from FAR calculations. With a 400 square foot exclusion, staff would need to factor in a remaining amount of garage square footage for most applications.

Disadvantages: Some garages unnecessarily larger than the minimum required may be encouraged. The larger the amount of garage facing the street, the more "unfriendly" a home's appearance might be for its neighborhood.

Advantages: Easier and more efficient Staff processing of applications. Also, if garages slightly larger than 400 square feet are encouraged, there would be more room for trash and bicycles to be stored inside garages instead of outside, improving neighborhood aesthetics.

Note: If this recommendation is followed by the Steering Committee, the FAR recommended and maximum tables should all be re-adjusted downward by 100 square feet for the next discussion of this topic.

Original Issue Paper D Options & Steering Committee Preferences

The following Options were considered in Issue Paper D. Steering Committee discussion regarding each of the options is indicated below by edit marks as follows:

- ~~Strikethrough~~: Discarded items are struck through.
- *Italics*: Items to be discussed in a future Issue Paper are in italics. For example, some options will be discussed in the upcoming Application Routing and Design Review Triggers Issue Paper or the Hillside Issue Paper.
- **Bold**: Concepts initially supported by the Steering Committee to be discussed in this paper in more detail are in bold. Overall, the original 12 options have been distilled to essentially three options for consideration in this issue paper.

Triggers

Option #1: *FAR Trigger for ABR Review.*

~~1A: Status Quo.~~

1B: *Change Current Trigger (Explore in upcoming Issue Paper I)*

Maximums

Option #2: **FAR or Lot Coverage Maximums by Lot Size Citywide.**

2A: FAR Maximums Only.

~~2B: Lot Coverage Maximums Only.~~

2C: *FAR and Lot Coverage Maximums Combined. (Explore in upcoming Issue Paper I)*

Option #3: Marine Terrace Neighborhood Preservation Group Proposal: Maximum FAR of 0.4 for Mesa Neighborhood Alone. **(Explore Design Overlay concept where appropriate in any City neighborhood)**

Option #4: ~~FAR or Lot Coverage Maximums Varied by Zone District.~~ **(Explore Design Overlay concept where appropriate in any City neighborhood)**

Option #5: **FAR or Lot Coverage Compatibility Requirement.**

5A: Neighborhood Compatibility Worksheet for FAR's.

5B: Neighborhood Compatibility Worksheet for Floor Area. (Explore for use as a design tool, further study potential maximum use.)

Option #6: *FAR or Lot Coverage Maximums Varied by Slope. (Deferred to Hillside Issue Paper)*

Incentives

Option #7: ~~FAR Incentives for “Good Design.”~~

Option #8: *One-Story Recorded Condition.* (Explore one-story incentive. Staff suggests exploring a one-story incentive concept as part of the upcoming Routing and Triggers and Updated Design Guidelines discussions.)

~~**8A:** Allow Encroachment upon Required Open Space.~~

~~**8B:** Less Restrictive FAR or Coverage Requirements.~~

Option #9: *Flexible Covered Parking Requirements.*

~~**9A:** Low Project FAR's.~~

~~**9B:** Limited Number of Bedrooms.~~

9C: *One Covered and One Uncovered Space for Constrained Lots (Include in Draft Updated Single Family Design Guidelines, with tandem parking concept)*

Option #10: *“Built Out” Home Considerations.* (Deferred until after FAR “Maximum” Options discussions concluded)

Alternatives

Option #11: *Alternatives to FAR or Lot Coverage Requirements.*

~~**11A:** Second Story Setback Requirements.~~

11B: *Limit Second Stories to a Certain Percentage of First-Floor Footprint.*

11C: *Angle Plane Requirements.*

Rather than as alternatives to FAR's, consider 11B and 11C in combination with FAR's.

(Staff suggests exploring a one-story incentive concept as part of the upcoming Routing and Triggers and Updated Design Guidelines discussions.)

Option #12: *Steering Committee Crafted.* (See combination of suggestions to explore, above.)

Summary of Distilled Options

To summarize, the Steering Committee has three remaining general Floor to Lot Area Ratio options to explore within this issue paper. Each option is described in more detail in following sections of this issue paper. Please note that the focus of the December 10th Steering Committee meeting is for the Committee to choose one the options as detailed here, with the assumption of further fine-tuning in the Draft Updated Design Guidelines and upcoming Application Triggers and Routing Issue Paper. This paper also generally does not address lots over 14,000 square feet, which will be addressed as part of the Hillside Issues paper.

- A. City-Wide Recommended and Maximum FAR's
- B. Design Overlay Districts
- C. Twenty Closest Homes Analysis

Introductory Guideline Suggestion: Homes Less Than 3000 Square Feet

The City could explain in the Single Family Design Guidelines that, for most families, a home size of 3000 square feet or less is usually sufficient. At an earlier meeting where FAR's were discussed, the Steering Committee shared knowledge regarding home floor plans and many homes with which they have had experience. Recent data estimates the average household size in Santa Barbara is 2.47 persons. Most Steering Committee members commented that a 3000 square foot home is often well in excess of what most households in Santa Barbara require for living space. When homes exceed 3000 square feet and are multi-story, a few potential issues may be posed such as:

- potential for aesthetic neighborhood incompatibility issues
- overall City single-family home affordability issues are worsened
- potential waste of resources for building materials can occur
- community landfill issues can be exacerbated when larger homes reach the end of their practical lifespan
- loss of neighbors' privacy or views, and prolonged construction noise issues more likely

To help ensure neighborhood compatibility, reasonably protect affordability, and conserve resources, the City could recommend in the Single Family Residential Guidelines that most applicants propose projects under 3000 square feet unless special household needs require otherwise. This guideline would not be a requirement or a limit, just simply a general overall recommendation.

Staff reviewed several floor plans of homes that had been expanded to better gauge the types of amenities and room types that homes in the 2,500 sf to 3,000 sf approximate ranges would likely include. Comparison of these types of home sizes revealed trends towards specific types of expansions. Doubling the size of a 1,400 sf home most typically allowed for generous spaces that would not appear to necessarily limit the total number of rooms desired. Most homes of this size had at least 10 rooms consisting of either 3 or 4 bedroom designs with the usual family type rooms (Dining rooms, family room, living rooms and dens). As homes became larger, the number of bedrooms did not necessarily grow. Rather, larger home sizes tended to have larger sized rooms or other types of rooms (media, exercise, recreation, etc.).

Another noticeable trend was the common desire to increase the size of smaller bedrooms. The desire to have a master bedroom/master bath component including walk-in closets was a common goal with the new floor plan configurations. The number and size of bedrooms proposed on the second floor determined the size of second floor additions. Decisions to expand on second floors tended to involve substantial additions rather than designs with one room type smaller upper floors. Many smaller homes that expanded tended to have new floor plan designs on a first or second floor that improved the appearance and livability of homes while increasing the size of smaller bedrooms, but not necessarily involving a substantial increase in the number of bedrooms.

Staff Recommendation: Include the introductory guideline suggestion for less than 3000 square foot homes where possible in the Draft Updated Single Family Residential Design Guidelines.

Option A: City-Wide Recommended & Maximum FAR's

Many jurisdictions use FAR limits to regulate the square footage of single-family homes. Summerland, Goleta, Carpinteria and Montecito have FAR limits. As far as Staff is aware, none of these local jurisdictions use an FAR as a trigger for design review. It is also worth noting that the jurisdictions in Santa Barbara County with FAR limits tend to have more restrictive requirements than most other jurisdictions surveyed.

Attachment B contains three tables which detail the FAR requirements of several jurisdictions in California. Some of these jurisdictions have just a single, maximum value that applies to all single-family lots citywide, regardless of lot size (including Carpinteria, which has a uniform 0.4 FAR for single-family lots). However, it is common for the requirements to become stricter (ratio or percentage decreases) as lot size increases in order to provide open space and prevent the construction of homes too large for their lots and/or neighborhoods. The requirements also often vary by zone district. Jurisdictions may require smaller FAR's as slope increases in hillside areas. It is not uncommon for jurisdictions to implement FAR requirements that incorporate several of these characteristics. Accordingly, FAR requirements are often unique to a particular city. Jurisdictions with FAR limits usually combine the limits with design review and other development standards. For example, a jurisdiction with FAR regulations might also implement second-story setback requirements.

The following table summarizes different sets of potential maximum allowed FAR requirements. The average was calculated for each lot size by examining the FAR requirements of 16 California jurisdictions (see tables 1 and 2). Nine of these jurisdictions explicitly count covered parking in FAR calculations and seven explicitly do not count covered parking. The table also lists the maximum possible home size for each lot size and FAR. For example, 0.32 is the average FAR requirement for 8,999-square-foot lots in jurisdictions that do not count parking, and this corresponds to a 2,880-square-foot maximum home.

The following table compares:

- eight surveyed jurisdictions that do not count covered parking in FAR
- City of Goleta existing regulations
- 0.4 FAR proposed for all lot sizes by the Marine Terrace Preservation Group, adjusted to exclude 400 square feet of garage
- Average of 16 surveyed jurisdictions, with nine of the jurisdictions adjusted by 400 square feet to exclude parking

Compared to the average FAR requirements of jurisdictions that count covered parking in FAR, the Marine Terrace Preservation Group proposal is more restrictive for small lots and less restrictive for large lots. The City of Goleta regulations are the most restrictive of all of the FAR regulations compared on the table.

Maximum Allowed FAR Values – 400 square feet of Covered Parking Not Counted

	Average of 16 Jurisdictions with 400 sq. ft. Garage Subtracted for 9 Jurisdictions that Include Garages		Average of 7 Surveyed Jurisdictions That Exclude Garages		City of Goleta (Preferred by La Mesa Neighborhood Assoc. & League of Women Voters)		Marine Terrace Neighborhood Preservation Group Proposal Adjusted to Exclude 400 sq. ft. garage	
-	<i>FAR</i>	<i>Max. home size</i>	<i>FAR</i>	<i>Max. home size</i>	<i>FAR</i>	<i>Max. home size</i>	<i>FAR</i>	<i>Max. home size</i>
5999 sq. ft.	0.37	2205	.36	2160	.32	1900	0.33	2000
6999 sq. ft.	0.36	2509	.34	2380	.31	2180	0.34	2400
7999 sq. ft.	0.35	2820	.33	2640	.30	2430	0.35	2800
8999 sq. ft.	0.35	3111	.32	2880	.29	2650	0.36	3200
9999 sq. ft.	0.35	3481	.32	3200	.28	2830	0.36	3600
10999 sq. ft.	0.34	3694	.30	3300	.27	2970	0.36	4000
11999 sq. ft.	0.33	3983	.30	3600	.26	3110	n.a.	n.a.
12999 sq. ft.	0.33	4260	.30	3900	.25	3210	n.a.	n.a.
13999 sq. ft.	0.32	4465	.29	4060	.24	3310	n.a.	n.a.
14999 sq. ft.	0.32	4800	.29	4350	.23	3410	n.a.	n.a.

Attachment A summarizes the FAR preference comments received from six organizations, the City-Wide Homeowner's Association, Allied Neighborhood Association, Citizen's Planning Association, La Mesa Neighborhood Association, Marine Terrace Preservation Group and League of Women Voters. Specific preferences regarding FAR's of the organizations are summarized in the Attachment. For example, the City-Wide Homeowner's Association, formerly known as the Mesa Improvement Association, initially formed in June 2004, has submitted a number of correspondence items to the Steering Committee. The correspondence indicates that the group is opposed to the use of fixed square footage limitations or fixed FAR limitations. Specifically, the Association has cited any potential regulation that would result in a limit of 2000 square feet of living space (excluding garages) as unacceptable. Accordingly, the Association would be opposed to some of the resulting maximum square footages listed in the table above for lots 6000 square feet and under. The five other listed organizations are in favor of maximum FAR's, those organization's summarized preferences are also in the Attachment. Additionally, the names of eighty individuals who directly submitted written or verbal comment to the Steering Committee regarding the topic of FAR's and home size limits is included in Attachment A. All of these public comments are available in previous meeting hand-outs and Staff recommends the Steering Committee re-review these comments in preparation for the December 10th Steering Committee meeting.

Staff recommended in the first FAR issue paper that, if the Steering Committee would like to consider FAR maximums, an appropriate range of FAR values may be in between the requirements of Goleta and the average requirements of other jurisdictions. The reason for this

recommendation range is that most jurisdictions interviewed stated that the FAR's they had in place were too liberal to be effective in achieving neighborhood compatibility, but it may not be desirable to have standards as strict as the City of Goleta's standards.

However, even between the range of other jurisdictions and the City of Goleta, it is desirable to consider ratio ranges based on known City development patterns. The Steering Committee requested that Staff identify any available existing FAR data for the City and analyze the data to create a potentially appropriate range of FAR regulations. Staff used the "Nite Owl" LandAmerica Lawyer's Title real estate database. The database contains information obtained from the County of Santa Barbara Assessors' Office as follows:

- **parcel lot sizes:** as discussed in a previous issue paper, this data was found to be accurate, as it usually closely matches lot sizes listed in Assessor's Parcel map books.
- **square footage data:** data is usually for the original home size, but in some cases the data has been updated to reflect the square footage of homes if they were sold in the last 10 years or so. The square footage data does not include garage space; it only includes living areas.

In effect, the data from this system, summarized in the table below, provides a good indication of the original FAR development pattern of the City, with some additions accounted for over time. Note that the average square feet of a home is 1,483 and the average FAR is 0.17 for the database. The actual average square feet and FAR of the City's single-family housing stock would likely be somewhat higher if all recent additions were included in the database.

Number of Parcels in Data Set	12,518
Number of Parcels Removed from Data Set	1,354
Average FAR for all Parcels	0.17
Average Square Feet	1,483
Average Parcel Size	13,522

Step 1. Set Recommended FAR's.

Usually, the ABR tends to view proposed projects that more than double the size of a home with more skepticism regarding the potential for a project to blend well with a neighborhood than homes propose less than a doubling in size. The “recommended FAR” would actually be an FAR which applicants would be recommended to submit an application under, or “less than” the recommended FAR, not exactly at the recommended FAR as the title might cause some applicants to misconstrue. To help clarify this, the title of the “recommended FAR” column in the tables below is “Recommend FAR Less Than”.

Staff analyzed potentially creating recommended FAR's based on doubling of the available database's average FAR for each 1000 square foot lot size range. The resulting FAR's which applicants would be recommended to submit applications “less than” appeared reasonable for lots between 8 and 11,000 square feet. However, some resulting lot size category square footages, shaded on the table, appeared infeasible, described below the table.

- **Lot categories under 8,000 square:** These categories' resulting square feet of 2760 to 2880 appeared too large for such small lots. Staff adjusted this number down to 2200 to 2600 square feet in the second table below for an FAR range of 0.37 to 0.33 FAR.
- **Lots 11 – 11,999 square feet category:** This category did not yield a graduated square footage increase from the 10-10,999 lot size category. For a simplified graduated increase less than the size recommended by the 12 – 12,999 lot size category, this number was changed to 3600 in the second table.
- **Lots over 14,000 square feet:** For the last two categories of lots, not only were the resulting square foot numbers problematic in that they did not increase from smaller lot size categories, they also appeared somewhat unnecessary. Typically, developments on lots over 14,000 square feet do not pose compatibility issues in the same way that development on smaller lots can. Staff reviewed the City-wide parcel size GIS map and found that all but a few dozen lots in most E-1/A-1 zone areas would be addressed by regulations for lots under 14,000 square feet. Consideration of FARs for lots over 14,000 square feet seems better left to the upcoming Hillside Issue Paper discussion, therefore this Issue Paper does not further consider lots of over 14,000 square feet.

Need for Multipliers. In fact, the following tables are somewhat over-generalized in that they exhibit FAR's just for the top range of each lot size category. If Option B is chosen, staff would adjust the recommended and maximum FAR's for each lot size range to exhibit a range of a potential FAR's within the 1,000 square foot lot size range. The City of Goleta uses a multiplier (see Attachment B, Table 2) for each 1,000 square foot range to define the specific FAR for each potential lot size. Such a multiplier, to achieve smooth square footage transitions between the ranges proposed in the tables below will be developed by Staff for further Steering Committee review if this option is chosen. Also, for lots under 6,000 square feet, a minimum size home would need to be selected to ensure that even very small lots (under 4000 square feet) are appropriately regulated so that a habitable house size could still be achieved.

Database FAR Extrapolation

Does not include 400 s.f. of garages.

Lot Size	No. of Lots	Avg. database FAR	Database FAR doubled	Corresponding Sq. Ft.
< 6K	3052	0.23	0.46	2760
6K -6999	1685	0.19	0.38	2660
7K-7999	1625	0.18	0.36	2880
8k-8999	1066	0.17	0.34	3060
9k-9999	936	0.16	0.32	3200
10k-10999	695	0.16	0.32	3520
11k-11999	464	0.14	0.28	3360
12k-12999	335	0.14	0.28	3640
13k-13999	246	0.14	0.28	3920
14k-14999	196	0.13	0.26	3900
15k +	2218	0.08	0.16	2560

Adjusted Table

Does not include 400 s.f. of garages.

Lot Size	No. of Lots	Avg. database FAR	Recommend FAR Less Than	Recommend Sq. Ft. Less Than
< 6K	3052	0.23	0.37	2200
6K -6999	1685	0.19	0.34	2400
7K-7999	1625	0.18	0.33	2600
8k-8999	1066	0.17	0.33	2970
9k-9999	936	0.16	0.32	3200
10k-10999	695	0.16	0.32	3520
11k-11999	464	0.14	0.30	3600
12k-12999	335	0.14	0.28	3640
13k-13999	246	0.14	0.28	3920
14k-14999	196	0.13	-	-
15k +	2218	0.08	-	-

Step 2. Set Maximum FAR

Staff created a trial set of maximum FAR limits by adding an additional 15% of square footage to the recommended square footage results in the adjusted table above. The resulting table follows.

Does not include 400 s.f. of garages

Lot Size	No. of Lots	Avg. database FAR	Recommend FAR Less Than	Recommend Sq. Ft. Less Than	Trial Maximum: Recommended Sq. Ft. + 15%	Resulting Potential Max. FAR
< 6K	3052	0.23	0.37	2200	2530	0.42
6K -6999	1685	0.19	0.34	2400	2760	0.39
7K-7999	1625	0.18	0.33	2600	2990	0.37
8k-8999	1066	0.17	0.33	2970	3416	0.38
9k-9999	936	0.16	0.32	3200	3680	0.37
10k-10999	695	0.16	0.32	3520	4048	0.37
11k-11999	464	0.14	0.30	3600	4140	0.35
12k-12999	335	0.14	0.28	3640	4186	0.32
13k-13999	246	0.14	0.28	3920	4508	0.32
14k-14999	196	0.13	-	-	-	-
15k +	2218	0.08	-	-	-	-

Most of the potential resulting recommended maximum square footages seemed reasonable, except that lot categories under 9,000 square feet appeared too liberal. After adding a 400 square foot garage to these numbers, the total for these categories would be at or over 3000 square feet. Homes in excess of 3000 square feet on such small lots would likely be incompatible with their neighborhoods and pose other issues as well. Therefore, these square footages were adjusted downwards in the table below to 2400 and 2600 square feet, respectively. The 8,000 to 8,999 square foot category also had an anomaly in the FAR downwards sequence, by have a larger FAR than the 7,000 to 7,999 square foot category. Staff also adjusted this category on the table below to have a 0.37 FAR consistent with the pattern of the maximum FAR's.

Does not include 400s.f. of garages.

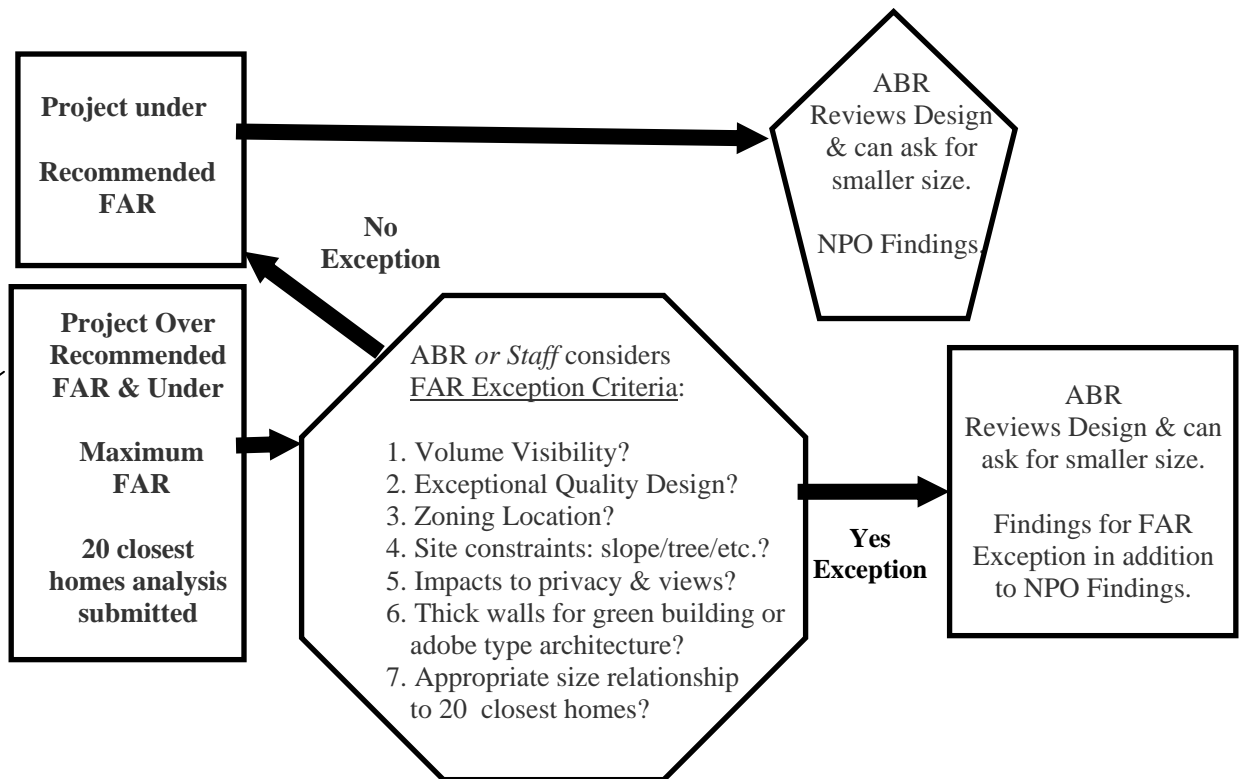
Lot Size	No. of Lots	Avg. database FAR	Recommend FAR Less Than	Recommend Sq. Ft. Less Than	Max. Sq. Ft.	Max. FAR
< 6K	3052	0.23	0.37	2200	2400	0.40
6K -6999	1685	0.19	0.34	2400	2600	0.37
7K-7999	1625	0.18	0.33	2600	2990	0.37
8k-8999	1066	0.17	0.33	2970	3330	0.37
9k-9999	936	0.16	0.32	3200	3680	0.37
10k-10999	695	0.16	0.32	3520	4048	0.37
11k-11999	464	0.14	0.3	3600	4140	0.35
12k-12999	335	0.14	0.28	3640	4186	0.32
13k-13999	246	0.14	0.28	3920	4508	0.32
14k-14999	196	0.13	-	-	-	-
15k +	2218	0.08	-	-	-	-

The Steering Committee felt it was important to set both a recommended and a maximum FAR because, in some cases, exceptional design can mitigate potentially incompatible home sizes. For these cases, it is important to allow some additional flexibility. Also, there appears to be a possibility that some applicants would assume they are “entitled” to a maximum FAR once it is set. In fact, consistency with the Single Family Design Guidelines and the ability for findings to be made for a proposed project may lead to the need for a much smaller size project than the recommended or maximum FAR. Creating both a Recommended and Maximum FAR may help to prevent some unrealistic applicant expectations. The Steering Committee also felt it was important to create a set of findings that would need to be made for a project to receive approval of an FAR beyond the recommended FAR. Following is an illustration of the review process for projects depending upon their FAR under this format:

**Two app.
Types**

A *Misc. Design
Criteria OK*

B *Misc. Design
Criteria*



This flow chart shows that, upon application, an applicant may have one of two application types:

A. An application which is under the Recommended FAR.

The application may trigger one of the current design criteria listed under the current NPO triggers system:

- City Council or Planning Commission approval or Modification required, or
- Architectural Styles > 1, or
- 2nd story setback ≤ 75%, or
- height above natural grade > 25', or
- second story cantilevers > 4', or
- retaining wall not faced, height > 42", or
- retaining wall length > 150' & > 42", or
- retaining wall height > 72", or
- grading outside bldgs. > 250 cubic yards, or
- trees removed > 4" at 4'

B. An application that is over the Recommended FAR, but under the FAR maximum and does not trigger any of the current listed miscellaneous design criteria.

Applications that would not be accepted. Applications over the maximum FAR would not be accepted. Applications over the recommended FAR that trigger listed design criteria would not be accepted. The list of trigger design criteria will be further discussed and revised as part of the Application Routing and Trigger Mechanisms, some criteria will likely be removed or revised.

Application Type A Review Process. Application Project Type A would go directly to ABR project review. As in current practice, the ABR may request a smaller house size design if needed to meet NPO findings, e.g. neighborhood compatibility findings.

Application Type B Review Process. In contrast, Application Project Type B would be reviewed by Staff or the ABR to determine if issues related to volume visibility, quality design, zoning location, site constraints (slope/tree/etc), or impacts to privacy and views are posed by the proposed project. If exception criteria can be met, then the ABR would proceed to review the project and make both NPO findings and exception criteria findings with project approval. If exception criteria cannot be met, the applicant must resubmit the project under the recommended FAR and redesign to avoid triggering miscellaneous design criteria.

Importance of Maximums Not to Be Exceeded. The Steering Committee discussed potentially creating an additional set of findings which, if made by the ABR for a proposed project, maximum FAR's could be exceeded. The Steering Committee concluded that it would be overly complicated to create a second set of findings for exceptions to the maximum FAR's. Some Steering Committee members stated that they would not like FAR maximums to be able to be exceeded through a modification process and Staff recommends that maximum FAR's would not be able to be exceeded through a Zoning Modification process. The stringent Variance standards would apply to proposed projects over the maximum FAR, projects which meet variance findings are somewhat rare.

The Steering Committee has acknowledged that creating a limit for FAR would lead to the creation of some "non-conforming lots as to FAR." Option 10 of Issue Paper D included potential allowing homes which already exceed the maximum FAR square footage beyond the maximum FAR. The Steering Committee rejected Option 10 stating this would be an unfair application of the FAR standards and the Option could further incompatible development.

Importance of Simplicity. One comment the Steering Committee has made regarding a potential dual routing process is that it should be as simple as possible. One way to streamline the above process for projects seeking a recommended FAR exception would be to have only FAR Exception Criteria or FAR Exception Findings, but not both.

Potential Option B & C Combination. The following Option C describes a process of researching the approximate home sizes of the 20 closest neighbors to a proposed project and using the results of the research to determine an appropriate home size range for the proposed project. The basic idea is that proposed homes should not be more than 1,000 – 1,500 square feet larger than most of the 20 closest neighbors. The main advantage of Option C is that it is context specific, that is, it would be more closely related to a specific neighborhood's existing setting and neighborhood compatibility potential than City-wide FAR's by lot size might. A

disadvantage of Option C is that it could lead to a significant amount of administrative work to verify the research was completed correctly.

An appropriate opportunity to use the 20 closest home size analysis may be to require it where applicants propose an FAR higher than the recommended FAR's. Usually, Staff expects that this analysis will indicate an applicant proposing an FAR beyond the recommended FAR will be beyond the 1,000 to 1,500 square foot range of the most common square footage of close-by neighbors. The degree to which an applicant is out of range from close-by neighbors may indicate how exceptional the design should be for approval of FAR's beyond the recommended FAR. For cases where the applicant's proposal is many ranges beyond close-by neighbors, the ABR may not consider the proposed square footage as appropriate, even given exceptional design because NPO findings cannot be made.

Advantages:

- Would prevent overly voluminous development proposals, especially on small lots (under approximately 9,000 square feet).
- A higher assurance of neighborhood compatibility in neighborhoods with mostly small lots, such as the Mesa and East San Roque, would result.
- May help to ensure a consistent design review process by providing a quantitative standard for considering neighborhood volume compatibility issues.
- Accounts for volume more than do setback and lot coverage requirements by measuring the floor area of multiple stories.
- Some ABR re-submittal processes may be curtailed. For example, the ABR may request a smaller structure proposal more compatible with the neighborhood, but applicants in some cases do not respond to the ABR requests adequately. This can lead to repeated ABR re-submittal hearings without a sense of progress. However, the ABR feels unable to provide specific quantitative directions to applicants. The "Make it smaller"; "By how much?"; "Show us and we'll find out" conversation sequence and associated serial ABR reviews could be avoided with specific quantitative FAR maximums in place. Some ABR members have commented that they can make a structure beautiful through architectural detail suggestions more easily than they can make a structure compatible in size through suggestions.

Disadvantages:

- Determining appropriate recommended and maximum FAR's is difficult.
- Does not completely account for volume because plate heights can vary. The Steering Committee's recommendation to double floor area for areas where ceiling height exceeds 15 feet will address this issue in some cases.
- A number of properties may become legally non-conforming in regards to FAR. (See further discussion of implications in Issue Paper D Part I, Option #10).
- Other jurisdictions have cited concerns regarding design, irregular maximum allowed structure sizes, redundancy, inflexibility, complexity and large lot inapplicability.

Staff Recommendations:

- FAR standards are recommended and the table of recommended and maximum FAR's in this section appear sufficient. Staff will conduct further analysis of examples of project which the ABR has previously approved to see how projects may have been different with proposed FAR regulations. Further fine adjustments to the recommended FAR table may be necessary.
- Use the basic concept of stricter requirements and greater ABR scrutiny of projects proposed beyond recommended FAR standards. Further refine the processing flow chart in this section during Application Routing and Trigger Mechanisms Issue Paper and Draft Updated Single Family Residential Guidelines Review.
- Require 20 closest homes analysis described in Option C for projects proposed to exceed recommended FAR's. Staff would provide a report on the effectiveness of FAR regulations two years after this update is complete.

Option B: Special District Zone

Original Issue Paper D Options 4 and 5 discussed a Marine Terrace Preservation Group proposal for a maximum FAR of 0.4 for the Mesa neighborhood alone and the potential for different maximum FARs to be set according to zone district. The Steering Committee rejected both of these options, but did state that exploring the possibility of lower or higher maximum FARs may be appropriate for areas with special characteristics. The lower or higher maximum FAR for some areas could be implemented with a Design District Overlay, or the “S-D Special District Zone” in described in Municipal Code 28.45. Currently, the S-D Zone includes S-D-1 through 3, which include special requirements for San Roque, Outer State Street, and the Coastal Zone. An S-D-4 Zone with different FAR requirements than the rest of the City could be created and applied to some areas.

If different FAR limits are set within Special Design Districts, it may be desirable to account for differences in setback requirements for the areas that the Districts cover. Some jurisdictions require more restrictive maximum FAR’s in zones intended for large lots. However, this may appear to be unfair to owners of small, legally non-conforming lots within those zones. There are several such lots in all of the City’s single-family residential zones, with different setback requirements independent of lot size. Zones intended for larger lots, such as A-1, have more restrictive setback requirements than zones intended for small lots, such as R-1. One way jurisdictions avoid this issue is by allowing homes to be at least a certain size, regardless of FAR or lot coverage limits.

The difficulty with this option is choosing appropriate areas for different FAR standards. Neighborhoods with special design concerns, certain lot sizes or especially unusual development patterns might benefit from a separate design district. However, this Single Family Design Guidelines Update/Neighborhood Preservation Ordinance Update work program does not leave ample time for researching and identifying potential special design districts.

Rather, Staff suggests that a mechanism could be created whereby property owners in an area can request a Special Design District with different FAR regulations through a specified process. The request process could be similar to the City’s Resident Permit Parking Area. In this program, signatures of one resident from each of 70% of an area’s households on a petition leads to consideration of creation of a Parking Permit Area by City Council, described in Attachment C. A similar concept could be applied for FAR’s, but the signatures would need to be from property owners, rather than residents. A minimum number of parcels or blocks might also be specified under such a proposal.

Staff Recommendation: Do not implement Option B as part of this Update. Instead, adopt improved Single Family Design Guidelines and application routing and evaluate the effectiveness of these improved tools. If, after some time, this option appears to be needed, the Planning Commission or the Design Review boards could potentially reconsider the option and make recommendations to City Council.

Option C: Twenty Closest Homes Analysis

The City could require the resulting square footage of a new single-family project to be no more than 1000 feet above the average square footage of the 20 closest homes. This approach would be more successful in achieving immediate neighborhood compatibility than Option A: Maximum FAR by lot size, because lot sizes will vary within neighborhoods.

This approach is more straightforward than Option A, because most people understand a home square footage measurement and the concept of an average measurement of nearby homes. In contrast, extensive public education regarding the term “Floor to Lot Area Ratio” would be needed for a wide understanding of the implication of FAR regulations. *[Are you saying people aren’t intelligent enough to get it?]*

Neighborhood Study Area Floor Area Worksheet.

It is also possible to compare the floor area of a proposed project to the existing floor area of properties in a “study area” of the closest homes. It may make more sense to evaluate neighborhood compatibility in terms of floor area rather than FAR when nearby lots vary in size. For example, a home can be twice as large as its neighbor (in terms of floor area), yet have the same FAR if its lot is twice as large as well. In this case, the project may have a compatible FAR, but an incompatible volume. Approximate square footage data would also be easier to find than FAR’s because precise lot size information would not need to be gathered.

To make this method administratively more feasible, neighborhood study area square footage data collected would only need to be accurate within a 500 square foot range. The study area data could then be charted as shown in an example below. In the example below, only 14 out of 20 parcels had available square footage data. Proposed projects would not be able to exceed two categories above the most common home size range. In simple terms, homes could not be 1000 to 1500 square feet more than most of the nearby homes. Following is an example of a project on a lot less than 6000 square feet which would have been required to have a smaller home size (2500 square feet) rather than the size it was actually built out at (3,060 and an FAR of .52), if this requirement were in place.

Characteristics of 20 Closest Properties to 245 San Nicolas

Square footage Range	Number of Homes in Range	Mode & Max. Size Identification
0 - 1000	1	
1000 - 1500	13	Mode
1500 - 2000	3	
2000 - 2500	1	Max. Size: 2500 square feet
2500 - 3000	2	
3000 - 3500	0	

In order to create a chart similar to the chart above, applicants would follow the following steps:

1. Map the 20 closest homes by expanding a circle around a home on a parcel map until 20 homes are in the circle.
2. Create an Assessor's Parcel list of these 20 closest homes.
3. Obtain square footage data for the 20 closest homes from the County Assessor's Office (Cost to applicant is \$35 + \$3 fax charge if faxed results desired. See Attachment D for an example of the form on which the Assessor responds to public square footage requests).
4. Chart home square footage data in 500-foot range intervals on table provided by City.
5. Determine "most common", i.e. mode, home size range for the neighborhood.
6. Determine project maximum home size as two 500 square foot categories above the "most common" range.

Advantages:

- Would allow gradual change over time in a manner likely to be compatible with existing neighborhoods.
- May help to ensure fairness and efficiency in the design review process by providing a quantitative way to evaluate projects.
- Accounts for the unique character of proposed project neighborhoods.

Disadvantages:

- Large lots in predominantly small-lot neighborhoods would be allowed to build less than they would under an FAR regulation system, which may appear unfair to large-lot owners.
- Lot size information needs to be gathered.
- Square footage information only needs to be accurate within a 500-foot range, avoiding the need to meticulously scale archived plan details to determine the exact square footage of a structure.

Recommendation: Option A is preferred over Option C in order to avoid over-complicating the application requirements for most projects and in view of staff review cost implications if all applications were required to complete a 20 closest homes analysis. If Option A is recommended by the Steering Committee, include analysis described in Option C as a requirement for projects proposed to exceed recommended FAR's.

Attachments

- A. List of Commenters Regarding FAR Use
- B. FAR Comparative tables:
 - 1) FAR's in Other Jurisdictions by Restrictiveness – Smaller Lots
 - 2) FAR's by Jurisdiction – Detailed
- C. Procedures for Establishing a Resident Permit Parking Area
- D. County of Santa Barbara Property Information Worksheet Sample

**List of Commenters
Regarding FAR Use**

Organizations Opposed

Preference

City-Wide Homeowner's Association
(included postcard submittals - formerly
Mesa Improvement Association)

No FAR's or home size limits,
especially do not limit living area to
2000 s.f. or less

Organizations in Support

Preference

Allied Neighborhood Association

FAR max. by lot size & buildable
area/slope, use gross floor area incl.
garage, and excl. basements
underground

Citizen's Planning Association

FAR no greater than 30%, w/ graduated
scale considering lot size

La Mesa Neighborhood Association

Goleta max. FAR's, excl. 500 sq. ft.
prkng lots for lots 5k-15k,
Montecito FAR's for lots 15k-6 acres

League of Women Voters

Goleta max. FAR's (based on lot size)

Marine Terrace Preservation Group
(included postcard submittals)

For lots in Marine Terrace only
generally < 11k sq. ft. - 0.4 FAR incl.
prkng, or 0.33 - 0.36 excl. 400 s.f. prkng.

Individual Commenters (refer to correspondence or meeting notes):

Barbara Coulson	Karl Eberhard
Berni Bernstein	Kelly Marcus
Bill Coulson	Ken Fahn
Bill Mahan	Ken Forest
Bill Sharratt	Larry Rennacker
Brad Frohling	Laurie DeMarcus
Bruce Taylor	Leandro Molina
Bryan Smith	Lisa Burns
Carolyn Griffith	Lisa Knox Burns
Cathy McCammon (multiple comments)	Luis Perez
Chris Otanez	Mac Bakewell
Claudia Madsen (multiple comments)	Marcia Rotman
Collette Barr	Marco Babich
Danna Halverson	Michael Finucan
Darin Fryklund	Nancy Ferguson (multiple comments)
Das Williams	Naomi Kovacs (multiple comments)
David Shapiro	Nicole Fryklund
Dorothy Fox	Norma Johnson
Elihu Gevirtz	Pat Eddick
Eric Shott (multiple comments)	Peter Alpert
Gary Vandeman	Richard Box
Ginny Filice	Rick Rotman
Greg Johnson	Roger Moore (multiple comments)
Heath Stewart	Roger Warren
Janice Taylor	Sally Sphar (multiple comments)
Jason Dodd	Scott Armstrong
Jay Winner	Scott J. Borman
Jeff Seawards	Shawn Dirksen
Jennifer & Seth Fullerton	Stephanie Christoff
Jennifer Moore (multiple comments)	Steve Johnson
Jerri Hazard	Steve Markakis
Jerry Higgins	Susan Trescher (multiple comments)
Jim Buckley	Terri Green
Jim Kahan (multiple comments)	Tim Harding
Joanne Metta	Tom Williams
Joe Andrulaitis	Wayne Scoles
Joe Campanelli	Wayne Tustin
Joe Cantrell	Wesley Brown (multiple comments)
John Kelley	William Hazard (multiple comments)
Joseph Rution	
Karen Fryklund (multiple comments)	

Postcards were also received from individuals responding to Citywide Homeowner's Association & Marine Terrace Neighborhood Preservation Association mailings.

Table 1: FARs in Other Jurisdictions by Restrictiveness - Smaller Lots

Lot size in square feet. Most restrictive jurisdictions are listed first; least restrictive last.

Include covered parking

Jurisdiction	Average	5000	5500	6000	6500	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
Moraga	.33	.38	.38	.37	.37	.36	.36	.35	.35	.34	.34	.33	.33	.32	.32	.31	.30	.30	.30	.29	.29	.28
Los Altos	.34	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.34	.34	.32	.32	.31	.31	.29	.29
Saratoga	.34	.45	.45	.43	.41	.39	.37	.36	.35	.34	.33	.32	.32	.31	.30	.30	.29	.29	.28	.28	.27	.27
La Canada Flintridge	.35	.36	.36	.36	.36	.36	.36	.36	.36	.36	.36	.36	.36	.35	.34	.34	.33	.33	.33	.32	.32	.32
Pacific Grove	.40	.51	.49	.48	.47	.46	.45	.45	.43	.42	.40	.39	.39	.38	.37	.36	.35	.34	.34	.32	.32	.31
Carpinteria	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40
Claremont	.42	.55	.52	.50	.48	.46	.45	.44	.43	.42	.41	.40	.39	.39	.38	.38	.37	.37	.36	.36	.35	.35
Sunnyvale	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45
Redondo Beach	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65
Average	.41	.46	.45	.44	.44	.43	.43	.42	.42	.41	.41	.41	.40	.40	.39	.39	.38	.38	.38	.37	.37	.37

Do not include covered parking

Jurisdiction	Average	5000	5500	6000	6500	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
Malibu	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18
Montecito ^{1,2}	.26	.42	.39	.36	.33	.32	.30	.28	.27	.26	.25	.24	.23	.22	.21	.21	.20	.20	.19	.19	.18	.18
Goleta	.28	.32	.32	.32	.31	.31	.31	.30	.30	.29	.29	.28	.28	.27	.26	.26	.25	.25	.24	.24	.23	.23
Summerland ^{1,2}	.29	.34	.34	.32	.32	.30	.30	.30	.28	.28	.27	.27	.27	.26	.26	.26	None	None	None	None	None	None
Monterey Park ²	.39	.50	.50	.40	.40	.40	.40	.40	.40	.40	.40	.40	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35
Pasadena	.41	.50	.48	.47	.45	.44	.43	.43	.42	.41	.41	.40	.40	.39	.39	.38	.38	.38	.37	.37	.37	.37
Palo Alto	.44	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.44	.43	.43	.42	.42	.42	.41
Average	.32	.39	.38	.36	.35	.34	.34	.33	.33	.32	.32	.32	.31	.30	.30	.30	.30	.30	.29	.29	.29	.29

Overall

Lot size	Average	5000	5500	6000	6500	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
Average	.37	.43	.42	.41	.40	.39	.39	.38	.38	.37	.37	.37	.36	.36	.35	.35	.35	.35	.34	.34	.34	.34

¹Santa Barbara County unincorporated community²Measures net floor area instead of gross³Method of calculation (net or gross) unknown

Table 2: FARs by Jurisdiction - Detailed

All jurisdictions are in California unless otherwise noted.

Jurisdiction	Maximum FAR	Additional Information
Albany	.55	
Aspen, CO	.8 2,400 sq. ft. floor area + .25 of lot 3150 + .05 3300 + .04 3540 + .03 4590 + .02	2400 sq. ft. max. floor area 3150 max 3300 max 3540 max 4590 max 5000 max
Belmont	.533 .529 .525 .521 .516 .512 .506 .499 .493 .486 .480 .471 .463 .454 .446 .437 .429 .420 .412 .403 .395 .385 .374 .364 .354 .344 .334 .324 .314 .303 .293 .288 .283 .277 .272 .267	0 - 10% slope 11% 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 and up

Jurisdiction	Maximum FAR	Additional Information
Beverly Hills	1500 sq. ft. floor area + 40% lot size .2 All other lots: 40% of level pad area + 10% of sloped area 37% area of level pad + 10% of sloped area 34% of level + 10% of sloped 31% of level + 10% of slope	Non-sloping part of city If no level pad or level pad is less than 750 sq. ft. and slope is more than 20% Other areas: Lot = less than 15,000 sq. ft. 15,001 – 25,000 sq. ft. 25,001 – 30,000 sq. ft. 30,000+ sq. ft.
Carpinteria	.4	Single family areas only
Claremont	1500 sq. ft. floor area + 25% of lot area	
Cupertino	.45 .35	One-story homes Trigger for design review of two-story homes
Del Mar	.125 to .3	Varies by zone
Escondido	.3 to .5	Varies by zone
Goleta	1600 sq. ft. floor area 1600 + .3 x (s.f. >5k) 1900 + .28 x (s.f. >6k) 2180 + .25 x (s.f. > 7k) 2430 + .22 x (s.f. >8k) 2650 + .18 x (s.f. >9k) 2830 + .14 x (s.f. >10k) 3110 + .1 x (s.f. >12k) 3410 + .05 x (s.f. >15k) 3660 + .03 x (s.f. >20k)	Lot = less than 5,000 sq. ft. 5,000 to 5,999 sq. ft. (multiplier applies to part over 5,000 sq. ft.) 6000 to 6999 sq. ft. (multiplier applies to part over 6000 sq. ft.) 7000 to 7999 sq. ft. (etc.) 8000 to 8999 sq. ft. 9000 to 9999 10000 – 11999 12000 – 14999 15000 – 19999 20000+
Hillsborough	.25 + .15 of net lot over 1 acre	1 acre = 43,560 sq. ft.
La Canada Flintridge	.36 3600 + .23 4750 + .2	Less than 10,001 sq. ft. lot 10,001 – 15,000 sq. ft. Greater than 15,000 sq. ft.
Lomita	.6	Includes accessory buildings

Jurisdiction	Maximum FAR	Additional Information
Los Altos	.35 .335 .32 .305 .29 .275 .265 .255 .245 .235 .225 .22 .215 .21 .205 .2 .1975 .195 .1925 .16 .1875 .185 6000 max. sq. ft. floor area	Lot = less than 11000 sq. ft. 11,001 – 12000 12001 – 13000 13001 – 14000 14001 – 15000 15001 – 16000 16001 – 17000 17001 – 18000 18001 – 19000 19001 – 20000 20001 – 21000 21001 – 22000 22001 – 23000 23001 – 24000 24001 – 25000 25001 – 26000 26001 – 27000 27001 – 28000 28001 – 29000 29001 – 30000 30001 – 31000 31001 – 32000 Greater than 32000 sq. ft. lot
Los Gatos	.35 to .403 Determined by equation: $.4 - (((\text{net lot area in thousands of sq. ft.} - 2) / 3) * .05)$.15 to .35 $.35 - (((\text{net lot area} - 5) / 25) * .2)$.03 to .0972 $.1 - (((\text{net lot area} - 5) / 25) * .07)$ No FAR limitations	400 to 4999 sq. ft. 5000 to 30000 sq. ft., excluding garages Garages for lots 5000 to 30000 sq. ft. Lot size = greater than 30,000 sq. ft.
Malibu	.177	
Millbrae	.55	
Mill Valley	.35 .1 + 2000 sq. ft. .05 + 3000	Lot = less than 8000 sq. ft. 8000 to 20000 Greater than 20000

Jurisdiction	Maximum FAR	Additional Information
Montecito	<p>Recommended max. floor areas (in sq. ft.):</p> <p>$1800 + (2500 * L)$, where L is parcel area in acres</p> <p>4300 5150 6000 6850 7700 8550 9400 9725 10050 10375 10700</p>	<p>Less than 1 acre lot</p> <p>1 acre 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6</p>
Monterey Park	<p>.5 Greater of .4 or 3000 sq. ft. Greater of .35 or 4000 sq. ft.</p>	<p>Less than 6000 sq. ft. net lot 6000 – 10000</p> <p>10001+</p>
Moraga	<p>Ranging from: .35 .2</p>	<p>Ranging from: 5000 sq. ft. lot 20000 sq. ft. lot</p>
Newton, MA	.2 to .4	Based on minimum lot size in zone districts
Pacific Grove	.19 ranging to .509	4500 sq. ft. lot ranging to 78000 sq. ft.
Palo Alto	.45 for first 5000 sq. ft. floor and .3 for floor area above 5000	Varies by zone
Pasadena	1000 + .3 500 + .3	<p>Less than $\frac{3}{4}$ acre Greater than $\frac{3}{4}$ acre</p>
Pismo Beach	.65	Low density
Redondo Beach	.65	Allows up to .8 with inclusion of good design features
Rohnert Park	.4	
San Dimas	.7	
San Jose	.45 .65	<p>Triggers planning dept. review Triggers public hearing</p>
San Mateo	.4 to .7	Based on zone
Saratoga	<p>Requires planning commission approval</p> <p>2400 + .16 3200 + .17 4050 + .78 6000 + .02 6800 + .01 8000 sq. ft. max</p>	<p>Less than 5000 sq. ft. lot</p> <p>5001 – 10000 10001 – 15000 15001 – 40000 40001 – 80000 80001 – 200000 Greater than 200000</p>
Schaumburg, IL	.2 or .35	Depends on zone
Scotts Valley	1	

Jurisdiction	Maximum FAR	Additional Information
Summerland	.5	Less than 2500 sq. ft. lot
	.38	2501 – 3600
	.36	3601 – 4700
	.34	4701 – 5800
	.32	5801 – 6900
	.30	6901 – 8100
	.28	8101 – 9400
	.27	9401 – 10800
	.26	10801 – 12000
		Up to 500 sq. ft. per dwelling unit may be allowed for a two-car garage. For lots above 12000 sq. ft., a 3-car garage may be up to 750 sq. ft. Larger garages' excess square footage will be counted toward the net floor area of the dwelling
Sunnyvale	.45	

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CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
TRANSPORTATION AND PARKING DIVISION

PETITION TO ESTABLISH OR MODIFY
RESIDENT PERMIT PARKING EXEMPTIONS
ON A BLOCKFACE WITHIN
AN ESTABLISHED RESIDENT PERMIT AREA

1. **RESIDENT PERMIT PARKING.** Santa Barbara has a Permit Parking Ordinance (Municipal Code §10.46) which governs all Permit Parking Areas (PPA) in the City. There are eight PPA's in existence at the present time. "PERMIT EXEMPT" Parking signs are posted on selected blocks within each PPA. Additional blocks may be posted or, posted blocks may be modified if there is sufficient resident interest and traffic studies show insufficient on-street parking available during peak-parking hours. The Transportation Engineer, upon receipt of a petition, will determine the following:
 - a. The extent to which the residents and merchants of a specific blockface desire a change in the existing parking restriction.
 - b. The extent to which on-street parking spaces are utilized on a specific blockface.
 - c. The overall effect of the requested change as it relates to enforcement of parking and traffic regulations and the potential impact of parking and traffic congestion on this and adjacent blocks.
2. **PETITIONING PROCEDURES.** To determine whether sufficient resident interest exists, a petition must be circulated and returned to the Transportation and Parking Division Office. To be acted on, the petition must be signed by residents of more than 70% of the dwelling units on the designated blockface. Only one signature per dwelling unit (house or apartment) will be accepted.
3. **RESIDENT PERMIT PARKING (RPP) INFORMATION.** The Permit Parking Program posts "90-MINUTE" Parking Restrictions on specific blockfaces within a PPA and, at the same time, establishes an exemption to the Restrictions for Permit Holders. Only residents of a PPA are eligible to receive permits.

Applicants for parking permits must provide approved verification of residency and current California Vehicle Registration. Each house or apartment in a PPA may obtain a maximum of three permits for residents' vehicles and one transferable permit for visitors' vehicles. There is a \$12.00 Administration Fee for each permit payable at time of application. Permits must be renewed annually and, all permits in a specific PPA expire on the same date. Permits are issued, upon request, by the Transportation and Parking Division Office.
4. **PRIOR NOTICE.** Prior to the establishment or modification of permit parking on any block, a notice describing the changes will be sent to each dwelling unit on the block where the changes will occur. Application for resident parking permits will accompany this notification.

YOUR SIGNATURE AFFIRMS THAT YOU HAVE READ THE INFORMATION ON PAGE
NUMBER ONE OF THE PETITION FORM.

SIGNATURE PRINTED NAME STREET ADDRESS APT. # DAYTIME
TELEPHONE

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

JOSEPH E. HOLLAND
County Clerk, Recorder and Assessor



105 E. Anapamu St, 2nd Floor
Santa Barbara, CA 93101

Mailing Address:
PO Box 15
Santa Barbara, CA 93102-0150

COUNTY CLERK, RECORDER AND ASSESSOR

PROPERTY INFORMATION WORKSHEET

♦ ASSESSOR'S PARCEL NUMBER AND SITUS ADDRESS ARE REQUIRED ♦

PLEASE CHECK INFORMATION REQUESTED

SQ FOOTAGE _____ BEDROOMS _____ BATH _____ YEAR BUILT _____ OTHER _____

Parcel #:	Address:
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	<u>Sq.Ft.</u>	<u>Bedrooms/Baths</u>	<u>Year Built</u>
Residence	_____	_____/____	_____
Garage	_____		
Other	_____		
Comments:	_____		

Parcel #:	Address:
-----------	----------

	<u>Sq.Ft.</u>	<u>Bedrooms/Baths</u>	<u>Year Built</u>
Residence	_____	_____/____	_____
Garage	_____		
Other	_____		
Comments:	_____		

Parcel #:	Address:
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	<u>Sq.Ft.</u>	<u>Bedrooms/Baths</u>	<u>Year Built</u>
Residence	_____	_____/____	_____
Garage	_____		
Other	_____		
Comments:	_____		